



Bradmoor Farm, Aylsham Road, North Walsham, NR28 0JH



### Property Features

- Grade II Listed Farmhouse
- Five Bedrooms
- Extensive Accommodation
- Grounds Extending to 2 Acres stms
- Double and Triple Garages

**Arnoldskeys Collection presents Bradmoor Farm, an attractive Grade II listed farmhouse standing within generous grounds of approximately 2 acres (stms) which includes a paddock.**

This property offers a great degree of flexibility and comprises of: reception hall, sitting room, conservatory, music room, formal dining room, rear hall (with pantry), study, generous kitchen dining room with pamment tiled floor, utility room, boot room and WC, The first floor provides five bedrooms, the principle bedroom with en suite, a family bathroom and separate WC. We recommend referring to the floorplans for a full explanation as to how the accommodation is arranged.

Approached via a walled driveway leading to a parking area with an attached triple garage to the side. There is a further detached double garage to the rear. The land that surrounds the property is laid to lawn and to the west is a partially enclosed paddock.

### KITCHEN/BREAKFAST ROOM

18' 2" x 18' 2" (5.54m x 5.54m) A light and spacious, yet traditional farmhouse kitchen comprising hand made bespoke pine base and wall mounted units, pamment tiled flooring (which are thought to be original to the house), a feature brick fireplace housing an oil fired stove and to the rear of the kitchen is a double glazed wooden window which overlooks the private rear gardens. A further door leading out to the side aspect provides access to the boot room.



### CLOAKROOM

14' 1" x 7' 8" (4.29m x 2.34m) With vinyl flooring, wc and wash hand basin, this cloakroom has ample potential for a possible shower room. A UPVC double glazed window overlooks the garden and garages.

### OFFICE/STUDY

11' 8" x 8' 4" (3.56m x 2.54m) Directly adjacent to the kitchen, this office/study space provides traditional style pamment tiled flooring, high ceilings and a UPVC double glazed window overlooking the private driveway.

### MUSIC ROOM

17' 9" x 11' 8" (5.41m x 3.56m) This snug is currently being used as a music room as well as a games room, offers the opportunity to utilize this space to suit any purpose. Roughly a third of the floor is tiled and the remaining two thirds is carpeted, a farmhouse style UPVC double glazed window provides field views to front, radiator, plus access to the rear hallway and dining room through a separate entrance.

### DINING ROOM

18' 3" x 11' 5" (5.56m x 3.48m) With access from the music room and hallway, this spacious and elegant dining room has a feature ceramic fireplace, high ceilings, sympathetically refurbished pine doors covering the storage spaces, radiator under a farmhouse style UPVC double glazed window to the front, and this room can be accessed via the doorway in the rear hallway or the main hallway at the bottom of the main stairs.

### WALK IN PANTRY

This walk-in pantry sits on traditional style brick flooring with a multi shelf layout providing ample and convenient storage.

### SITTING ROOM

17' 9" x 15' 4" (5.41m x 4.67m) This well presented yet traditional sitting room has a multi-fuel wood burner with a brick fire surround. The high ceilings, farmhouse style UPVC double glazed window to the front, and the sliding doors to the garden room give



a sense of openness. Television point and radiator.

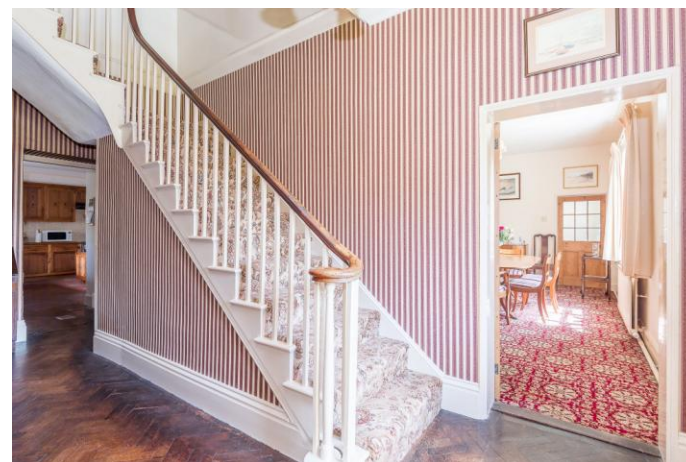
### GARDEN ROOM

12' 6" x 12' 1" (3.81m x 3.68m) From within the garden room you can't help but appreciate the views around you. This structure comprises a pitched tiled roof with brick built walls with double glazed wooden style windows providing a 180 degree view of your surroundings.

### MASTER BEDROOM

17' 9" x 15' 4" (5.41m x 4.67m) Located at the side of the house, the Master Bedroom gives a true sense of space and opportunity







with double aspect UPVC double glazed windows to the front overlooking fields and side which over looks the beautiful garden. This ample space really does cater for all, with easy access into the en-suite and access into the hallway.

#### **ENSUITE TO MASTER BEDROOM**

14' 1" x 7' 8" (4.29m x 2.34m) A light, spacious en-suite which provides a spa style bath, separate shower unit and wc with wash hand basin. UPVC double glazed window overlooking the side gardens.

#### **BEDROOM TWO**

15' 2" x 12' 3" (4.62m x 3.73m) A generous size bedroom with high ceilings, beautiful views overlooking the neighboring fields, farmhouse style double glazed UPVC windows above the radiator and a built in storage cupboard.

#### **BEDROOM THREE**

17' 9" x 11' 11" (5.41m x 3.63m) With double aspect UPVC farmhouse style double glazed windows looking out onto the barn next door and fields to the front. This ample sized double bedroom is carpeted throughout with radiator and fitted wardrobes plus a hand wash basin.

#### **BEDROOM FOUR**

16' 1" x 12' 4" (4.9m x 3.76m) The fourth double bedroom is in keeping with majority of the property providing farmhouse style UPVC double glazed window with radiator below, view to the drive and barn next door, wash hand basin plus built in storage. The room has double access at both ends leading into the hallway.

#### **SEPARATE TOILET**

WC adjacent fourth bedroom.

#### **FAMILY BATHROOM**

10' 5" x 8' 11" (3.18m x 2.72m) A further spacious bathroom is the family bathroom, comprising of a bath with shower attachment above and wash hand basin. Also provides fantastic views through

the UPVC double glazed window over the rear garden.

#### **BEDROOM FIVE**

10' 5" x 8' 11" (3.18m x 2.72m) This bedroom is carpeted throughout with view to the barn next door. This would be ideal as an office or study if not required as a fifth bedroom.

#### **BOX ROOM**

11' 3" x 6' (3.43m x 1.83m) Located between the Master bedroom and the second bedroom above the stairs, this "box room" provides great opportunity for an area to relax in, having field views through the farmhouse style UPVC double glazed window and would work well as a reading room, play room or indeed, something different.

#### **HALLWAY**

Wooden flooring with a grand staircase.

#### **UTILITY ROOM**

11' 10" x 10' (3.61m x 3.05m) Housing boiler with potential for a utility area.

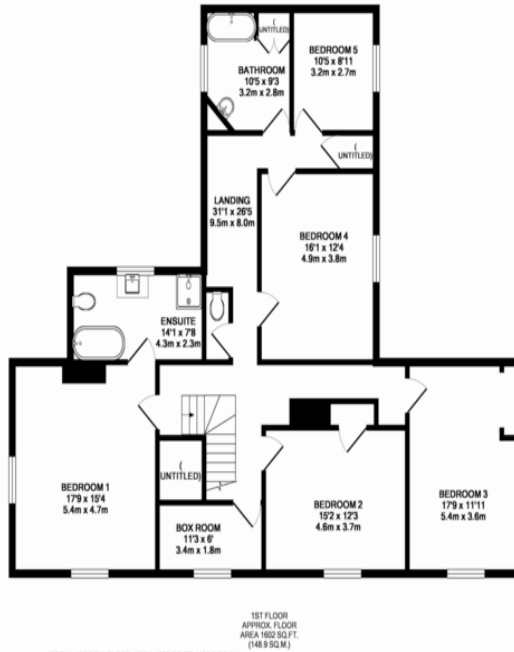
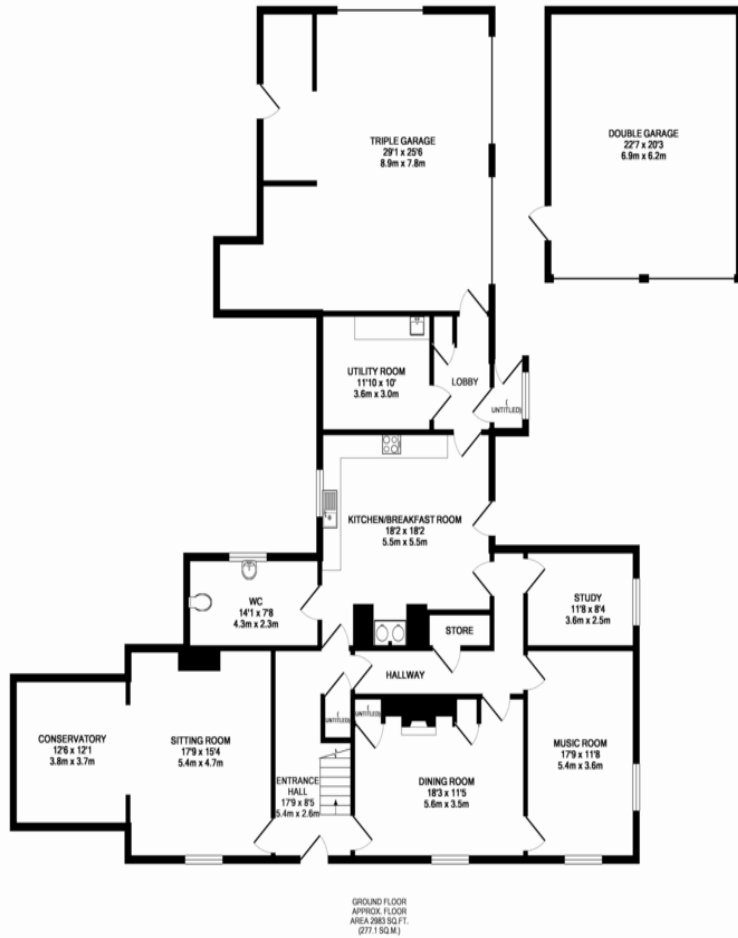
#### **TRIPLE GARAGE**

29' 1" x 25' 6" (8.86m x 7.77m) Large double garage with two up and over doors to the front, two further doors to the side, plus personal door to the rear garden.

#### **VIEWING**

Strictly by appointment with Amolds Keys North Walsham on 01692 402357





TOTAL APPROX. FLOOR AREA 4985 SQ.FT. (460.0 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Neotrop 02019



43 Market Place  
North Walsham  
Norfolk NR28 9BT

arnoldskays.com  
northwalsham@arnoldskays.com  
01692 402357

Monday- Friday: 9am- 5.30pm  
Saturday: 9am- 4pm  
Sunday- Closed

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.